

# \$399,000 - 5135 40 Street, Innisfail

MLS® #A2230380

## \$399,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft  
Residential on 0.23 Acres

Southeast Innisfail, Innisfail, Alberta

Welcome to this warm and inviting 3 level split nestled on a large, mature lot. Step inside to an open main floor featuring a wood burning stove for cozy nights, dining room with patio doors to the inviting enclosed back porch to relax and enjoy the view of your large back yard. A bright kitchen with ample counter space, loads of cupboards, drawers and a pantry, perfect for cooking and entertaining. Just off the kitchen is a boot room, a great space to keep the clutter out of sight and your home organized. Up the stairs to the top level to the large 4 piece bath, with ceramic back splash, double shower and deep soaker tub. Primary bedroom that fits a king sized bed with room for additional furniture. Across the hall to the remaining 2 bedrooms, one complete with a one-of-a-kind built-in bed making it a fun and inviting space for little ones. The other bedroom features a log-style bunkâ€”perfect for sleepovers or siblings. Gather on the lower level in the inviting family room complete with a gas fireplace, creating a warm and welcoming atmosphere. Just off the family room is a office with built in shelves to help with organization as well as a 3 piece bath to finish off this level. Down one step into the laundry room with sink. The rest of this area is ALL crawl space approx 500 sq ft of it!! This area also has a cold storage room. Step outside from the boot room onto the impressive private 3-tier deckâ€”perfect for outdoor living and entertaining. You will never feel cramped in this large yard with mature



trees, firepit, sheds, playhouse and more. Out front you have long double concrete drive way leading to the 23x23 detached heated garage with built in shelves. This one checks all the boxes – location, space, character, and comfort inside and out!

Built in 1963

**Essential Information**

MLS® #	A2230380
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	5135 40 Street
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1H1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-1B

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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